

## Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### Levy Authority Summary

Local Government Name: WEST BEND  
Local Government Number: 74G691

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST BEND CITY URBAN RENEWAL	55002	6
WEST BEND URBAN RENEWAL	74005	3

**TIF Debt Outstanding: 473,632**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI	
	33,102	0	
TIF Revenue:	64,292		
TIF Sp. Revenue Fund Interest:	51		
Property Tax Replacement Claims	1,076		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>65,419</b>		
Rebate Expenditures:	48,566		
Non-Rebate Expenditures:	45,114		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>93,680</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI	
	4,841	0	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 375,111**

## Urban Renewal Area Data Collection

Local Government Name: WEST BEND (74G691)  
 Urban Renewal Area: WEST BEND CITY URBAN RENEWAL  
 UR Area Number: 55002

UR Area Creation Date: 11/1993

UR Area Purpose: The primary goal is to stimulate, through public involvement and commitment, private investments in commercial, industrial and residential development and to create a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST BEND CITY/WEST BEND-MALLARD SCH/BUTTER BRAID URB REN TIF INCREM	55103	55104	0
WEST BEND CITY AG/WEST BEND-MALLARD SCH/URBAN RENEWAL TIF INCREM	55117	55118	0
WEST BEND CITY/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT	55127	55128	398,799
WEST BEND CITY AG/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT	55129	55130	0
WEST BEND CITY/WEST BEND-MALLARD SCH/UR STEVENS BUILDING TIF INCREM	55131	55132	414,255
WEST BEND CITY WEST BEND SCH COUNTRY MAID TIF INCR	55139	55140	1,577,047

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,676	231,455	7,130,596	3,587,643	0	-1,852	11,034,518	0	11,034,518
Taxable	38,745	128,998	6,417,540	3,228,879	0	-1,852	9,812,310	0	9,812,310
Homestead Credits									4

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **32,540** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 59,540  
 TIF Sp. Revenue Fund Interest: 51  
 Property Tax Replacement Claims 1,076  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 60,667**

Rebate Expenditures: 43,252  
 Non-Rebate Expenditures: 45,114  
 Returned to County Treasurer: 0  
**Total Expenditures: 88,366**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **4,841** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For WEST BEND CITY URBAN RENEWAL

### Scott & Cathy Stevens Development Agreement

Description:	Payments to Developer for Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Country Maid Development Agreement

Description:	Payments to Developer for Manufacturing/Office Building
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### 4th Avenue NE Street Project

Description:	Install Street in Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Utility Extensions-Industrial Park

Description:	Install Water, Sewer, Gas, Electric in Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Land Purchase

Description:	Purchase of Property Near Industrial Park
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Utility Improvements

Description:	Install Sewer - 4th Avenue NE
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST BEND CITY URBAN RENEWAL

### Stevens Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	12/11/2006
FY of Last Payment:	2018

### Country Maid Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	282,975
Interest:	0
Total:	282,975
Annual Appropriation?:	Yes
Date Incurred:	06/14/2010
FY of Last Payment:	2019

### 2010 TIF Revenue Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	120,343
Interest:	0
Total:	120,343
Annual Appropriation?:	No
Date Incurred:	11/29/2010
FY of Last Payment:	2017

### 2013 Utility Improvements-Sewer

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	11/15/2013
FY of Last Payment:	2016

## Non-Rebates For WEST BEND CITY URBAN RENEWAL

TIF Expenditure Amount:	27,278
Tied To Debt:	2010 TIF Revenue Bonds
Tied To Project:	4th Avenue NE Street Project

TIF Expenditure Amount:	6,819
Tied To Debt:	2010 TIF Revenue Bonds
Tied To Project:	Utility Extensions-Industrial Park

TIF Expenditure Amount:	6,017
Tied To Debt:	2010 TIF Revenue Bonds
Tied To Project:	Land Purchase

TIF Expenditure Amount:	5,000
Tied To Debt:	2013 Utility Improvements-Sewer
Tied To Project:	Utility Improvements

## Rebates For WEST BEND CITY URBAN RENEWAL

### 313 3rd Avenue NE

TIF Expenditure Amount:	8,635
Rebate Paid To:	Scott & Cathy Stevens
Tied To Debt:	Stevens Rebate Agreement
Tied To Project:	Scott & Cathy Stevens Development Agreement
Projected Final FY of Rebate:	2018

### 213 4th Avenue NE

TIF Expenditure Amount:	34,617
Rebate Paid To:	County Maid Inc
Tied To Debt:	Country Maid Rebate Agreement
Tied To Project:	Country Maid Development Agreement
Projected Final FY of Rebate:	2019

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### TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY/WEST BEND-MALLARD SCH/BUTTER BRAID URB REN TIF INCREM
TIF Taxing District Inc. Number:	55104
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,377	1,006,893	0	0	0	1,025,270	0	1,025,270
Taxable	0	10,242	906,205	0	0	0	916,447	0	916,447
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	275,124	750,146	0	750,146	19,067

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY AG/WEST BEND-MALLARD SCH/URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	55118
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,414	0	0	0	0	0	41,414	0	41,414
Taxable	18,513	0	0	0	0	0	18,513	0	18,513
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	32,958	8,456	0	8,456	154

FY 2016 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT
TIF Taxing District Inc. Number:	55128
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	213,078	5,663,420	0	0	-1,852	5,874,646	0	5,874,646
Taxable	0	118,756	5,097,080	0	0	-1,852	5,213,984	0	5,213,984
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,911,585	1,964,913	398,799	1,566,114	39,806

FY 2016 TIF Revenue Received: 10,087

### TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY AG/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT
TIF Taxing District Inc. Number:	55130
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,262	0	0	0	0	0	45,262	0	45,262
Taxable	20,232	0	0	0	0	0	20,232	0	20,232
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	16,975	20,232	0	20,232	370

FY 2016 TIF Revenue Received: 0



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### TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY/WEST BEND-MALLARD SCH/UR STEVENS BUILDING TIF INCREM
TIF Taxing District Inc. Number:	55132
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	460,283	0	0	0	460,283	0	460,283
Taxable	0	0	414,255	0	0	0	414,255	0	414,255
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,680	414,255	414,255	0	0

FY 2016 TIF Revenue Received: 9,453

### TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY WEST BEND SCH COUNTRY MAID TIF INCR
TIF Taxing District Inc. Number:	55140
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,587,643	0	0	3,587,643	0	3,587,643
Taxable	0	0	0	3,228,879	0	0	3,228,879	0	3,228,879
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	443,296	3,144,347	1,577,047	1,567,300	39,837

FY 2016 TIF Revenue Received: 40,000

## Urban Renewal Area Data Collection

Local Government Name: WEST BEND (74G691)  
 Urban Renewal Area: WEST BEND URBAN RENEWAL  
 UR Area Number: 74005  
 UR Area Creation Date: 11/1993

UR Area Purpose: The primary goal is to stimulate, though public involvement and commitment, private investments in commercial, industrial and residential development and to create a sound economic base that will serve as the foundation for future growth and development.

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST BEND CITY/WB-MALL SCH/WB TIF INCREM	74086	74085	0
WEST BEND CITY AG/WB-MALL SCH/WB TIF INCREM	74088	74087	0
WEST BEND CITY/WB-MALLSCH/WB TIF(4TH ST HEALTH) INCREMENT	74117	74118	171,751

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	274,750	5,189,550	5,108,510	0	0	-22,224	10,550,586	0	10,550,586
Taxable	122,820	2,892,317	4,597,659	0	0	-22,224	7,590,572	0	7,590,572
Homestead Credits									42

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **562** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 4,752  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 4,752**

Rebate Expenditures: 5,314  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 5,314**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **0** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For WEST BEND URBAN RENEWAL

### 4th Street Health Holdings Development Agreement

Description:	Payments to Developer of Assisted Living Facility
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST BEND URBAN RENEWAL

### 4th Street Health Holding Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	5,314
Interest:	0
Total:	5,314
Annual Appropriation?:	No
Date Incurred:	08/09/2004
FY of Last Payment:	2016

## Rebates For WEST BEND URBAN RENEWAL

### 301 4th Street NW

TIF Expenditure Amount:	5,314
Rebate Paid To:	4th Street Health Holdings
Tied To Debt:	4th Street Health Holding Rebate Agreement
Tied To Project:	4th Street Health Holdings Development Agreement
Projected Final FY of Rebate:	2016

## TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)  
 Urban Renewal Area: WEST BEND URBAN RENEWAL (74005)  
 TIF Taxing District Name: WEST BEND CITY/WB-MALL SCH/WB TIF INCREM  
 TIF Taxing District Inc. Number: 74085

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1993

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,189,550	3,793,320	0	0	-22,224	8,960,646	0	8,960,646
Taxable	0	2,892,317	3,413,988	0	0	-22,224	6,284,081	0	6,284,081
Homestead Credits									42

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,109,912	5,872,958	0	5,872,958	162,506

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)  
 Urban Renewal Area: WEST BEND URBAN RENEWAL (74005)  
 TIF Taxing District Name: WEST BEND CITY AG/WB-MALL SCH/WB TIF INCREM  
 TIF Taxing District Inc. Number: 74087

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1993

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	274,750	0	0	0	0	0	274,750	0	274,750
Taxable	122,820	0	0	0	0	0	122,820	0	122,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	109,574	122,820	0	122,820	2,521

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)  
 Urban Renewal Area: WEST BEND URBAN RENEWAL (74005)  
 TIF Taxing District Name: WEST BEND CITY/WB-MALLSCH/WB TIF(4TH ST HEALTH) INCREMENT  
 TIF Taxing District Inc. Number: 74118

TIF Taxing District Base Year:	2003		<b>UR Designation</b>
FY TIF Revenue First Received:	2006	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1993

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,315,190	0	0	0	1,315,190	0	1,315,190
Taxable	0	0	1,183,671	0	0	0	1,183,671	0	1,183,671
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,980	1,183,671	171,751	1,011,920	28,000

FY 2016 TIF Revenue Received: 4,752